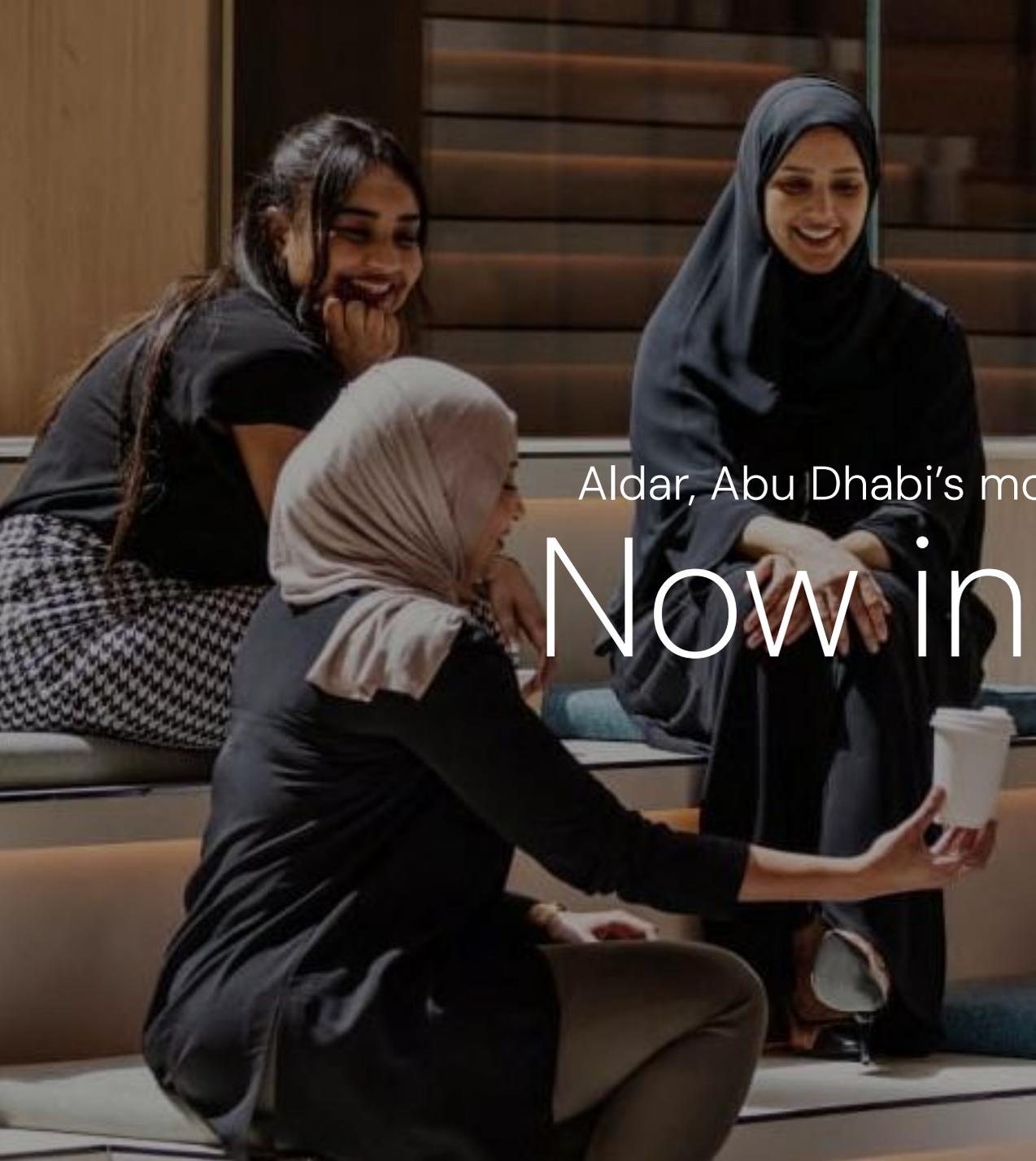




# جنان haven

BY ALDAR





Aldar, Abu Dhabi's most loved developer is  
**Now in Dubai**



An aerial photograph of Dubai, United Arab Emirates, showing the turquoise Arabian Gulf coastline. The Burj Al Arab hotel, a sail-shaped skyscraper, is prominently featured in the center, situated on an artificial island. The city's dense urban landscape and roads are visible on the right side of the frame. The sky is clear and blue.

# Hello Dubai

Dubai is a vibrant city with a unique blend of modernity and tradition. Home to the well-travelled locals, expats and lavish lifestyles, in recent years, the city has begun to embrace the importance of conscious, healthy living; ever searching for new ways to weave wellness into everyday life.

A woman with long, dark, wavy hair is kneeling on a stone ledge next to a small waterfall. She is wearing a white, short-sleeved, button-down shirt and a light-colored, flowing skirt. She is looking upwards and to the right with a serene expression. Her right hand is resting on the stone ledge, and her left hand is on her hip. The background is a lush garden with various green plants and trees. The overall atmosphere is peaceful and natural.

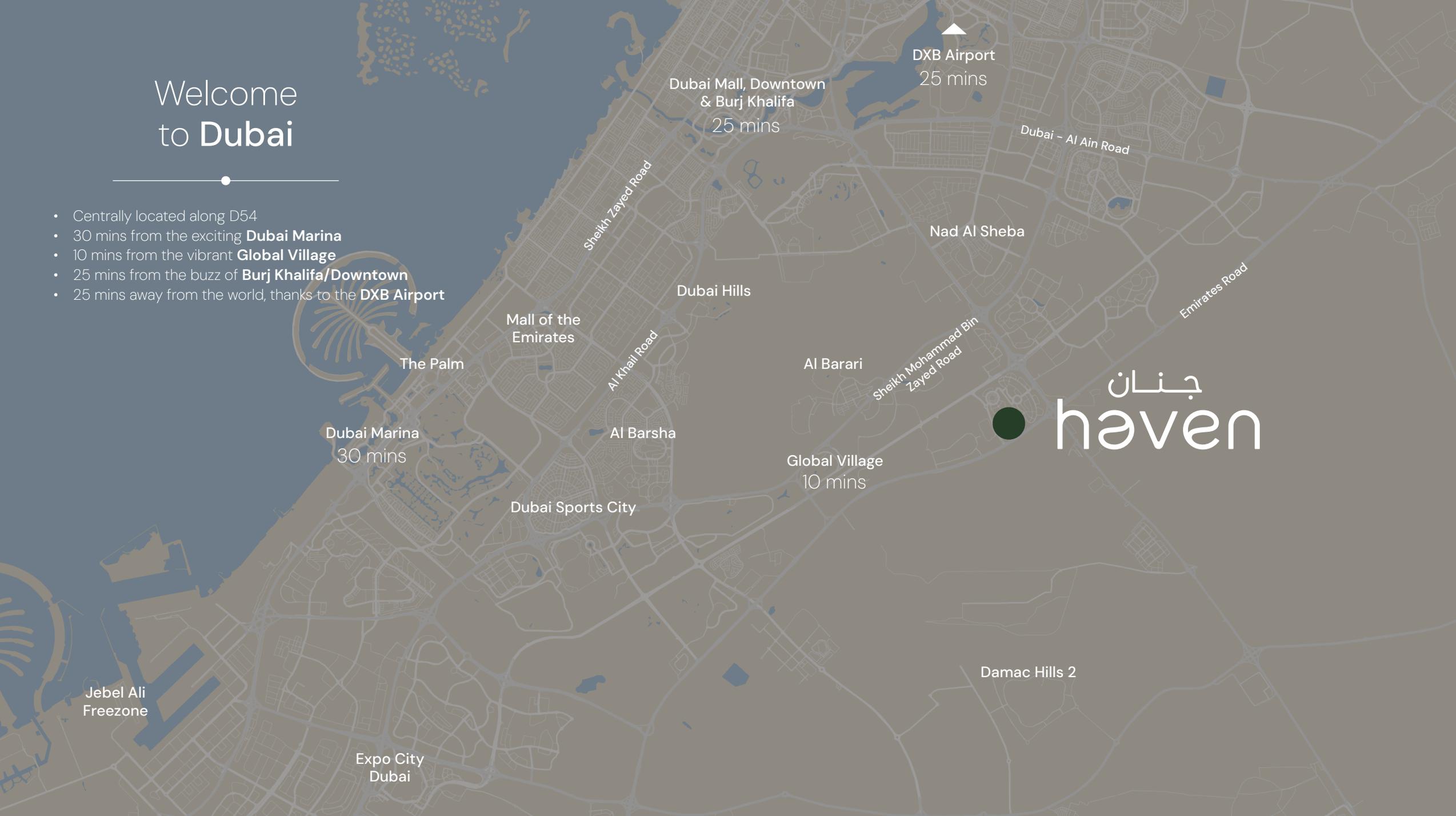
Welcome to **Haven** by **Aldar**

# The neighbourhood

Dubailand is the preferred destination for the well-heeled. It is the home to premium communities such as Villanova, Arabian Ranches & Al Barari, It's a moment of calm amidst the hustle & bustle of the city.

# Welcome to Dubai

- Centrally located along D54
- 30 mins from the exciting **Dubai Marina**
- 10 mins from the vibrant **Global Village**
- 25 mins from the buzz of **Burj Khalifa/Downtown**
- 25 mins away from the world, thanks to the **DXB Airport**



جنان  
haven

Nestled in  
a lush sanctuary

---



Dubailand  
Silicon Oasis

D54

Sheikh Mohammed Bin  
Zayed Road

Dubailand  
residence  
complex

Emirates  
Road

The Villa

جنان  
høven

Al Habtoor  
Polo Club

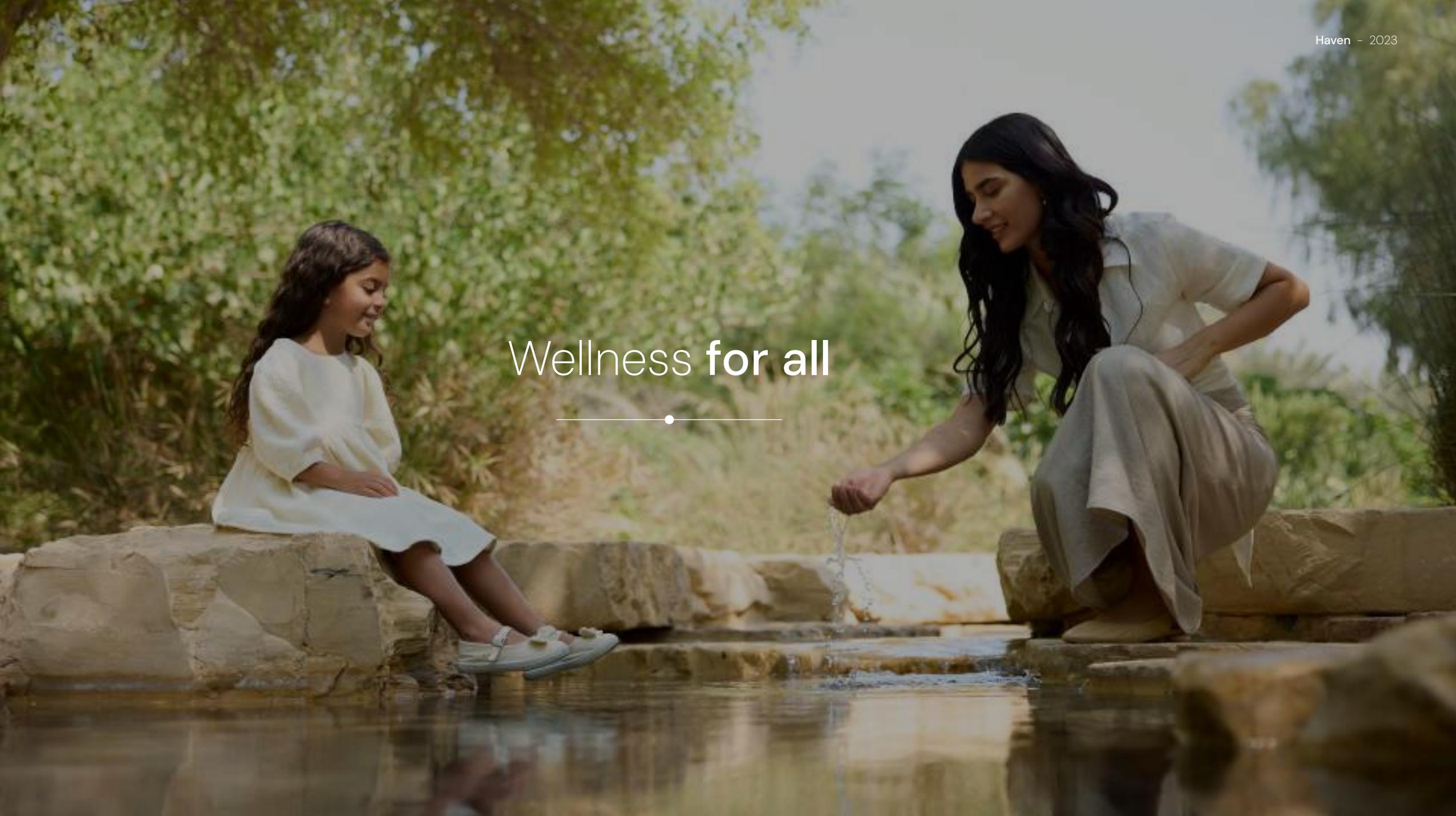
Villanova

Arabian  
Ranches III



# Wellness for all

---



A new way of living

---

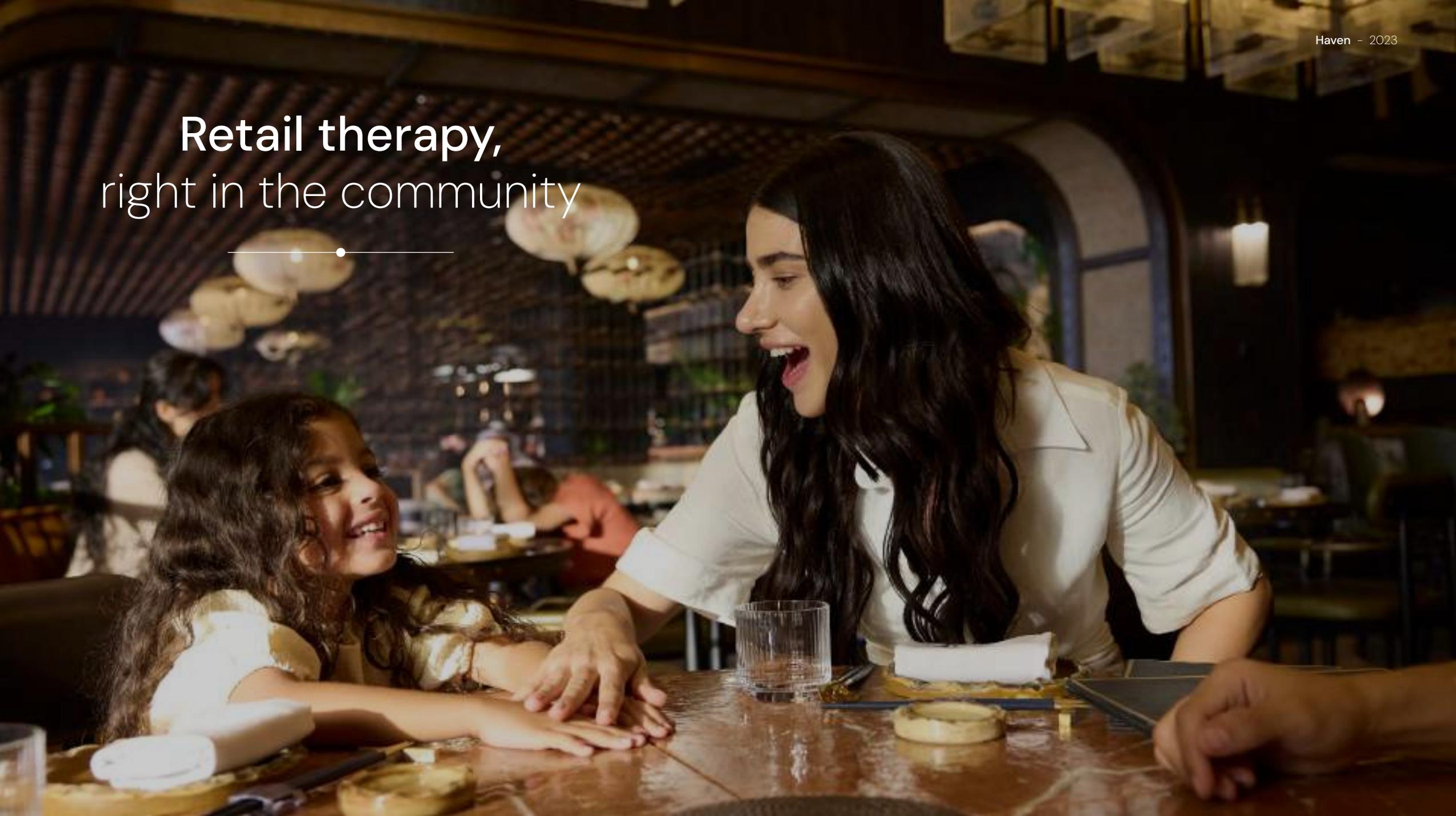


Prioritising your **health**  
& **well-being**

---

# Retail therapy, right in the community

---



Nursery, kindergarten and  
primary school on site.  
Ensuring the **well-being**  
**of our little residents**

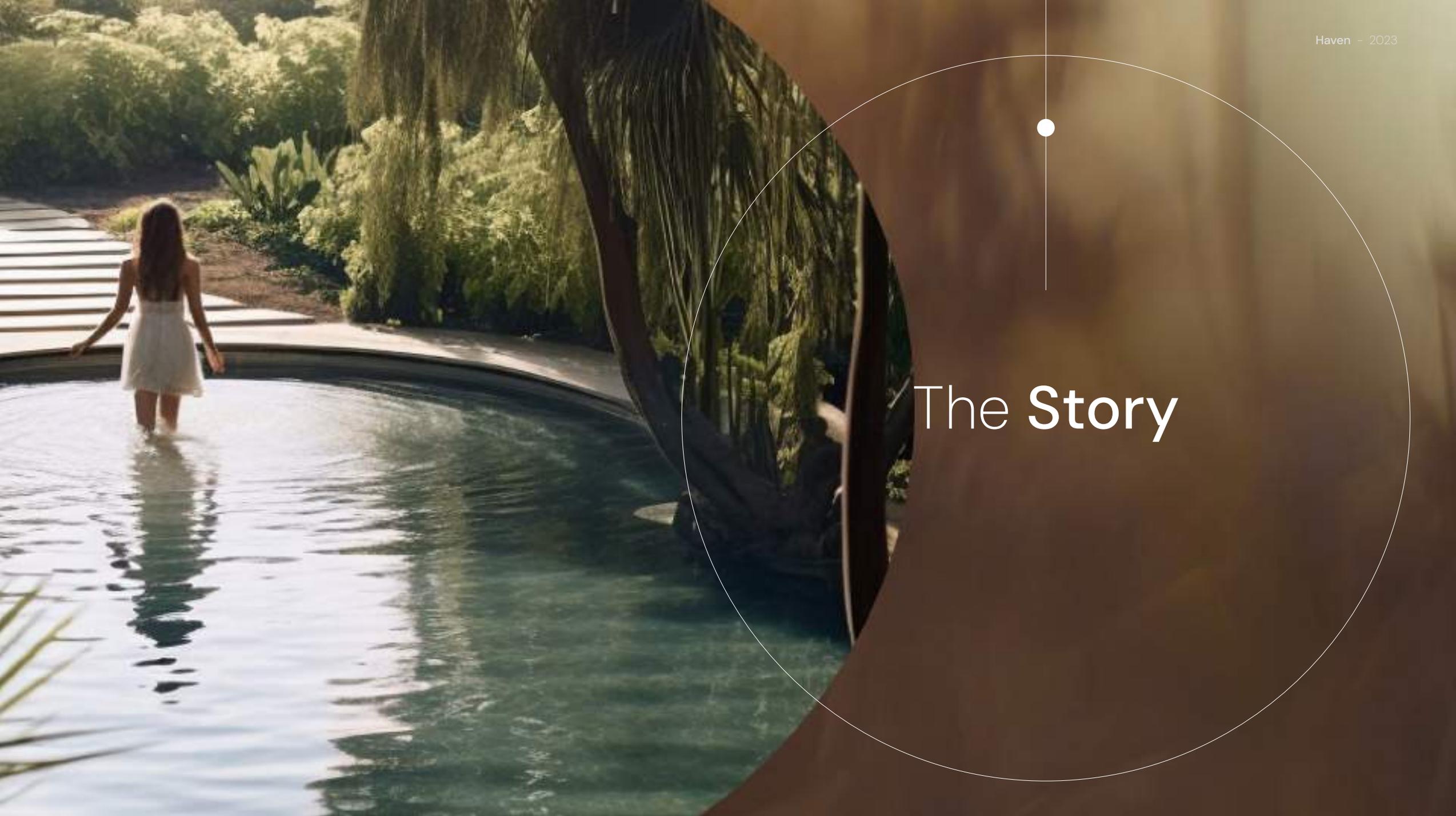
---



haven  
BY ALDAR

Dubai is ready for its first  
**wellness-inspired community**





# The Story

# The three elements of **wellness**



Life



Mind and body



Energy

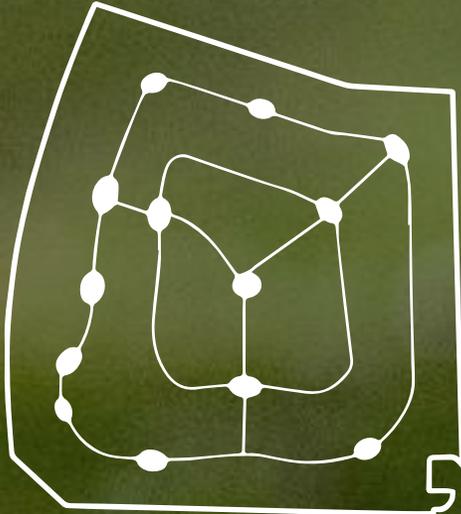
Neighbourhood Heart



Oasis Park



Connected Hubs





## Development overview

### Rendered Masterplan Key

#### Legend

- |                              |                            |
|------------------------------|----------------------------|
| 1 The Clubhouse              | 11 BUFFER                  |
| 2 Community Clubhouse        | 12 Jogging Track           |
| 3 Central Park               | 13 Pavilion                |
| 4 Open Spaces                | 14 The Elite Haven         |
| 5 Sikkas                     | 15 Serene Villas           |
| 6 Sports Areas               | 16 Townhouses              |
| 7 Mosque Piazza              | 17 Residential Apartments  |
| 8 Planting Mounds            | 18 School                  |
| 9 Main Entry/Secondary Entry | 19 Retail Center/Clubhouse |
| 10 Lawn Area                 | 20 Mosque                  |



# Connectivity, Loops & Nodes

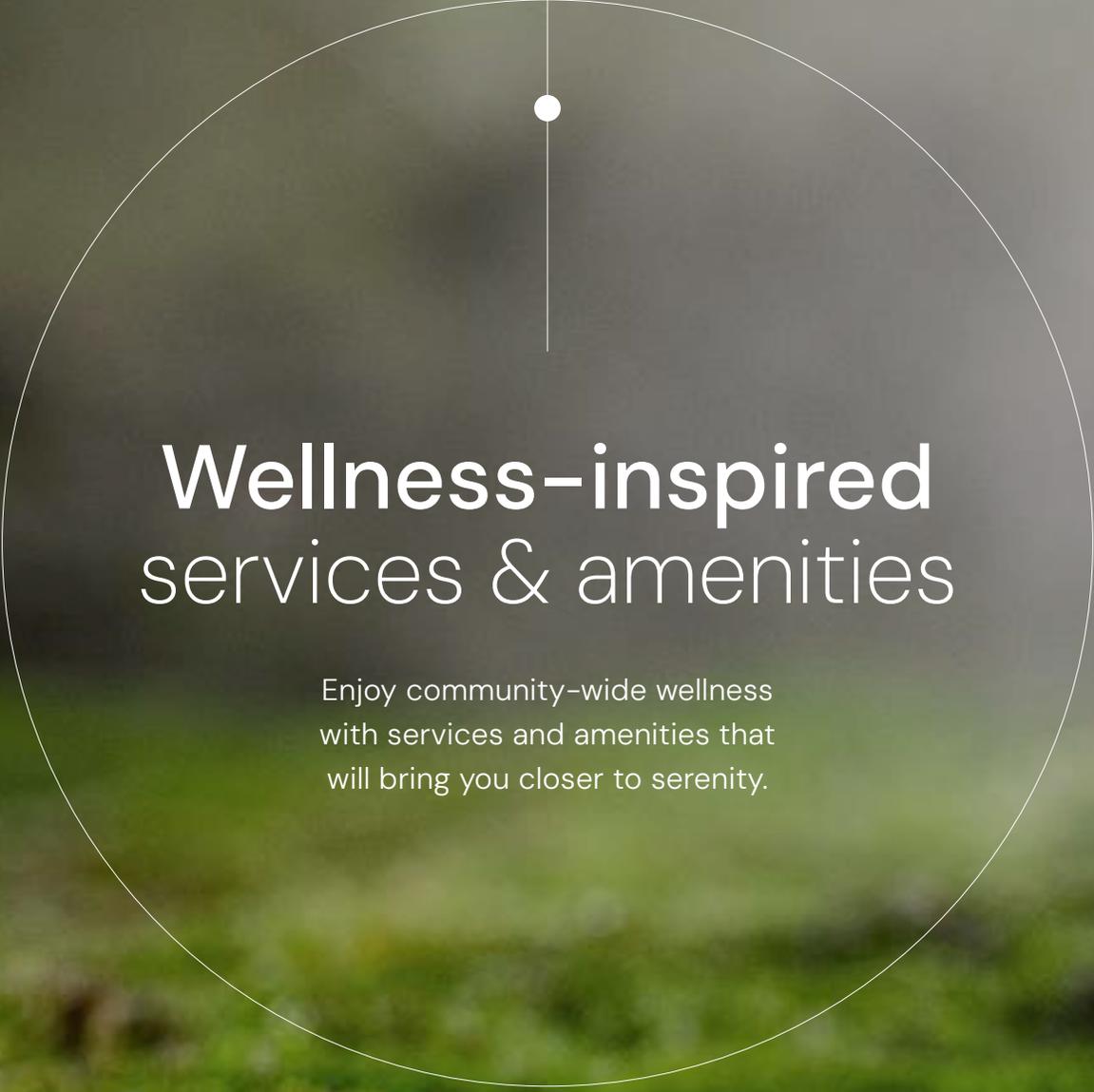
# Master plan framework

- A. Community Nodes
- B. Green Loops & Spines
- C. Cluster Zoning

**KEY**

 Town Center	 Primary School
 Villas	 Utility / Services
 Townhouses	 Green Links
 Apartment Buildings	 Neighborhood Parks
 Open Spaces	





# Wellness-inspired services & amenities

Enjoy community-wide wellness  
with services and amenities that  
will bring you closer to serenity.

# The Wellness Hub

---

## Amenity overview

The Treehouse

---

The Clubhouse

---

The Community Clubhouses

---

The Sports Hub

---

Retail Plaza

---

# The treehouse

---

The first thing that'll catch your eye as you enter the community is an iconic treehouse overlooking this serene oasis. Integrated and built around a beautiful old tree, it features a spacious, multi-levelled community lounge. Perfect for productive mornings in the coworking lounge or laid-back afternoons with family and friends in the social space.



The treehouse



# The Clubhouse

---



The Club House



# Sports hub

---



# Community clubhouse

---



Community clubhouse

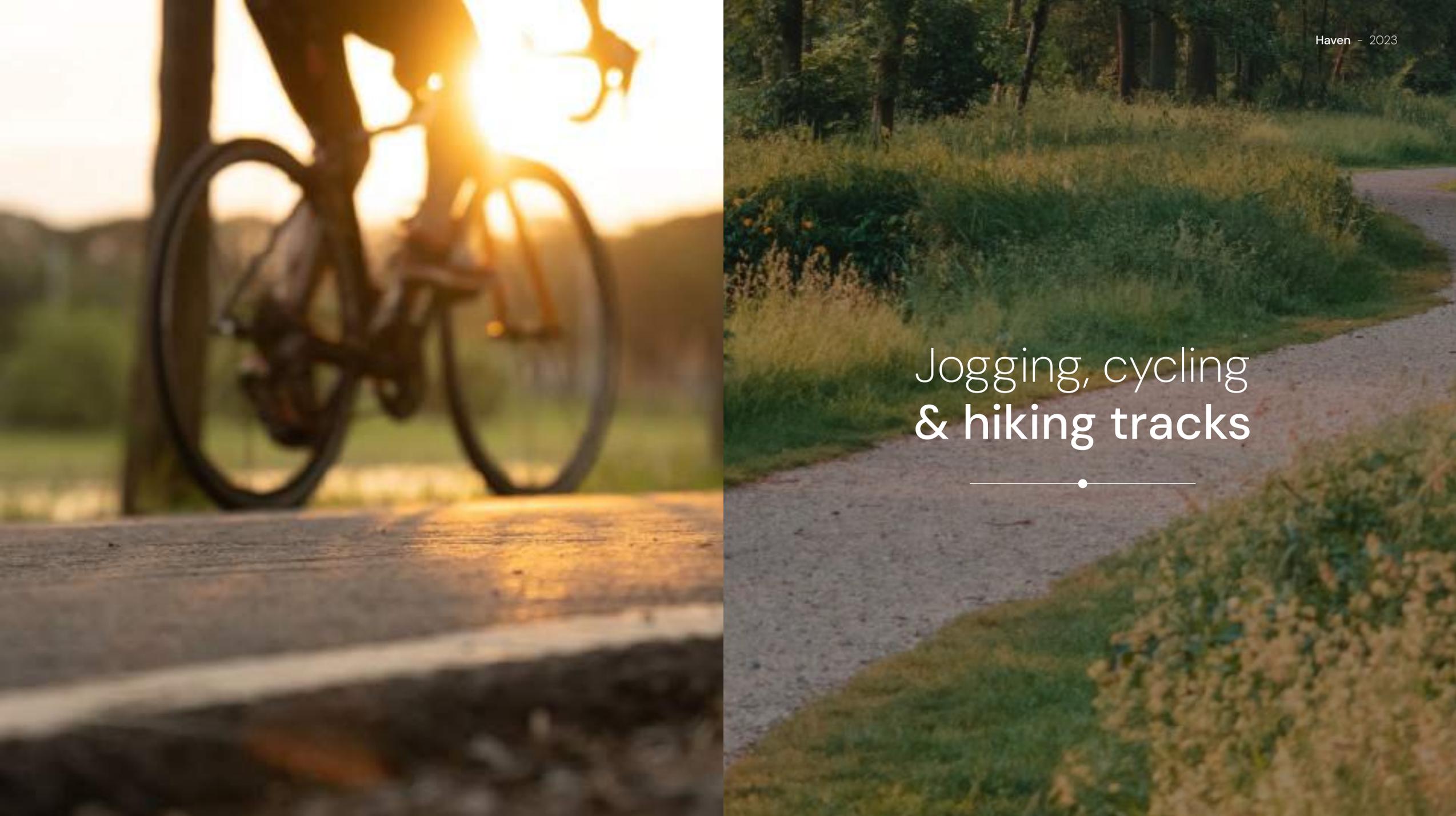
A digital rendering of a modern architectural landscape at sunset. A wide, curved, light-colored walkway flows through a lush garden of palm trees and tropical plants. A family of three is walking along the path. In the background, a multi-story modern building with large glass windows and balconies is visible. The sun is low on the horizon, creating a warm, golden glow and long shadows. The overall atmosphere is serene and contemporary.

# A flowing landscape

---



Retail plaza



# Jogging, cycling & hiking tracks

---

# Hiking & jogging tracks



# Outdoor fitness zones

---



# Outdoor fitness zones

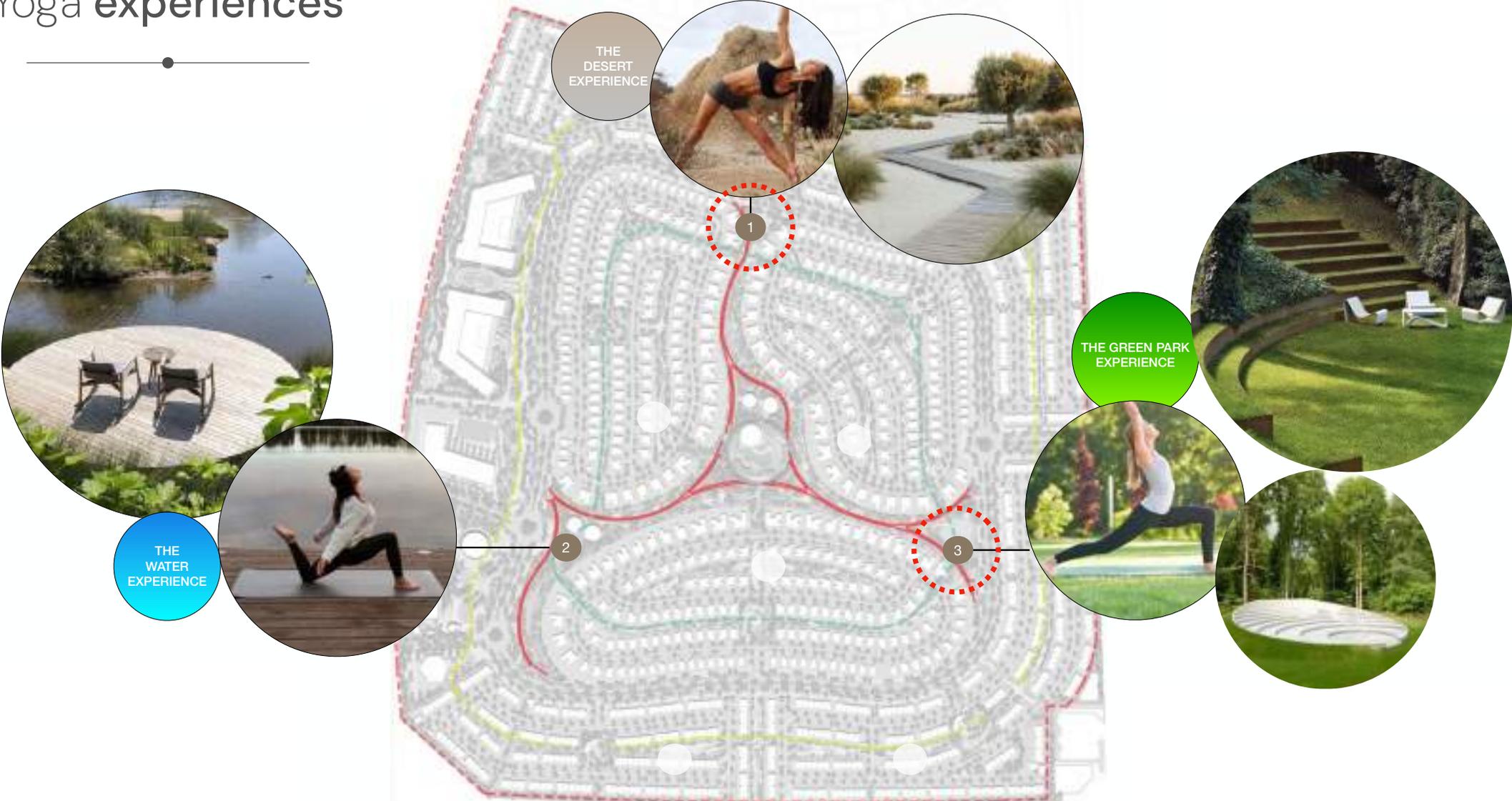


A woman in a black athletic top and leggings is sitting in a meditative pose on a wooden deck. The deck is surrounded by a pond and lush greenery. In the background, modern buildings and palm trees are visible under a sunset sky. Several lit candles are placed around the woman on the deck. The scene is peaceful and serene.

Yoga decks  
& zen gardens

---

# Yoga experiences



Sustainability features:

Human-Centric Community Design

Energy and Water Efficiency

Optimised HVAC System

Natural Lighting

Generous Green Spaces

Native Landscaping

Easy Accessibility to Services

Public Transport

Shaded Walkways & Bikeways

EV Charging Facilities

Enhanced Air Quality

Photovoltaic Systems

Water Conservation

Smart Waste Systems

Local Materials

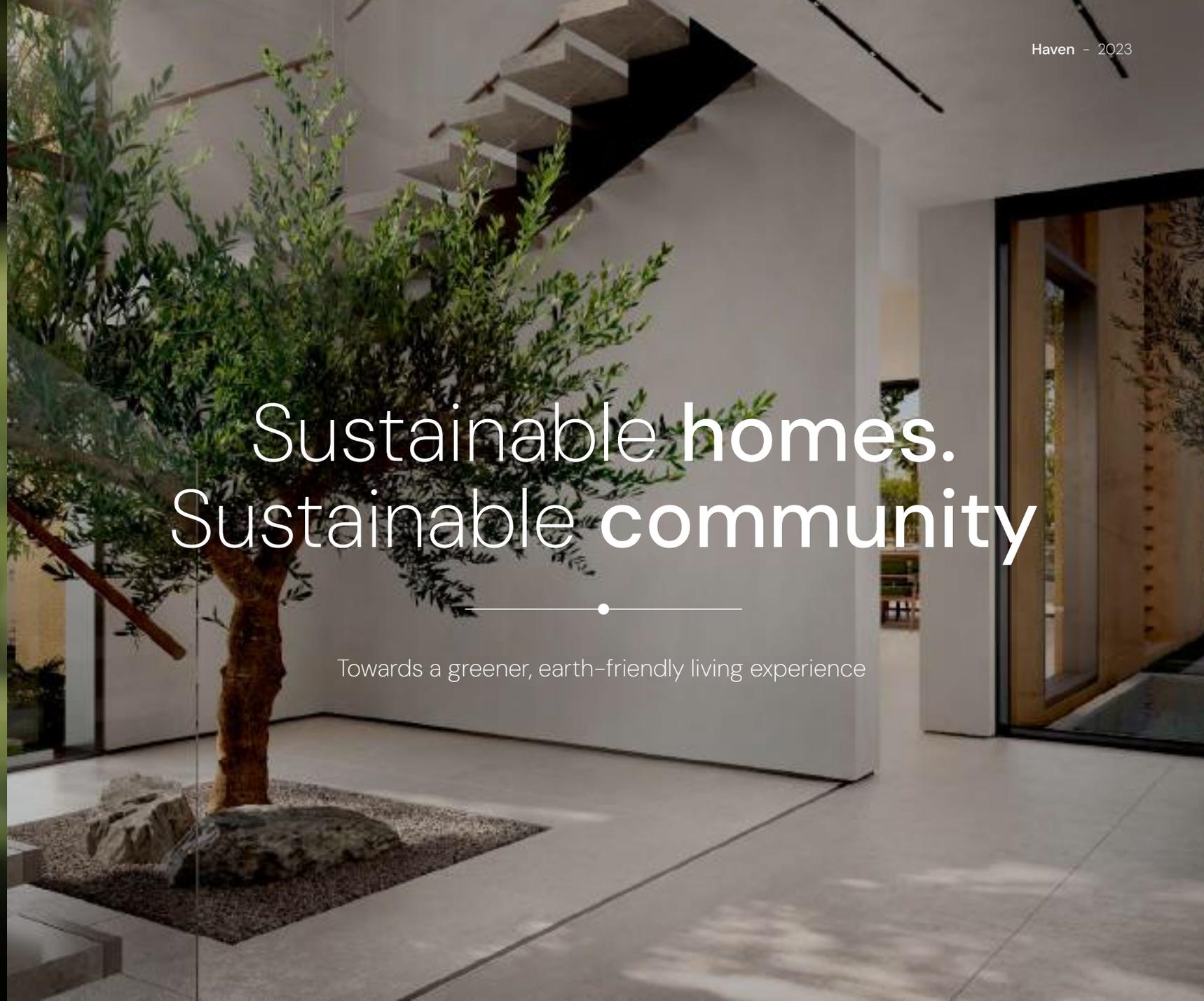
Sustainable Construction

World-leading Fitwel (X-Star) Certification - WIP

LEED Gold Level - WIP

# Sustainable homes. Sustainable community

Towards a greener, earth-friendly living experience



Smart  
features:

Smart Irrigation

Smart Waste Management

Environmental Monitoring for Sports

Air Quality Monitoring

Noise Monitoring and Sound Masking

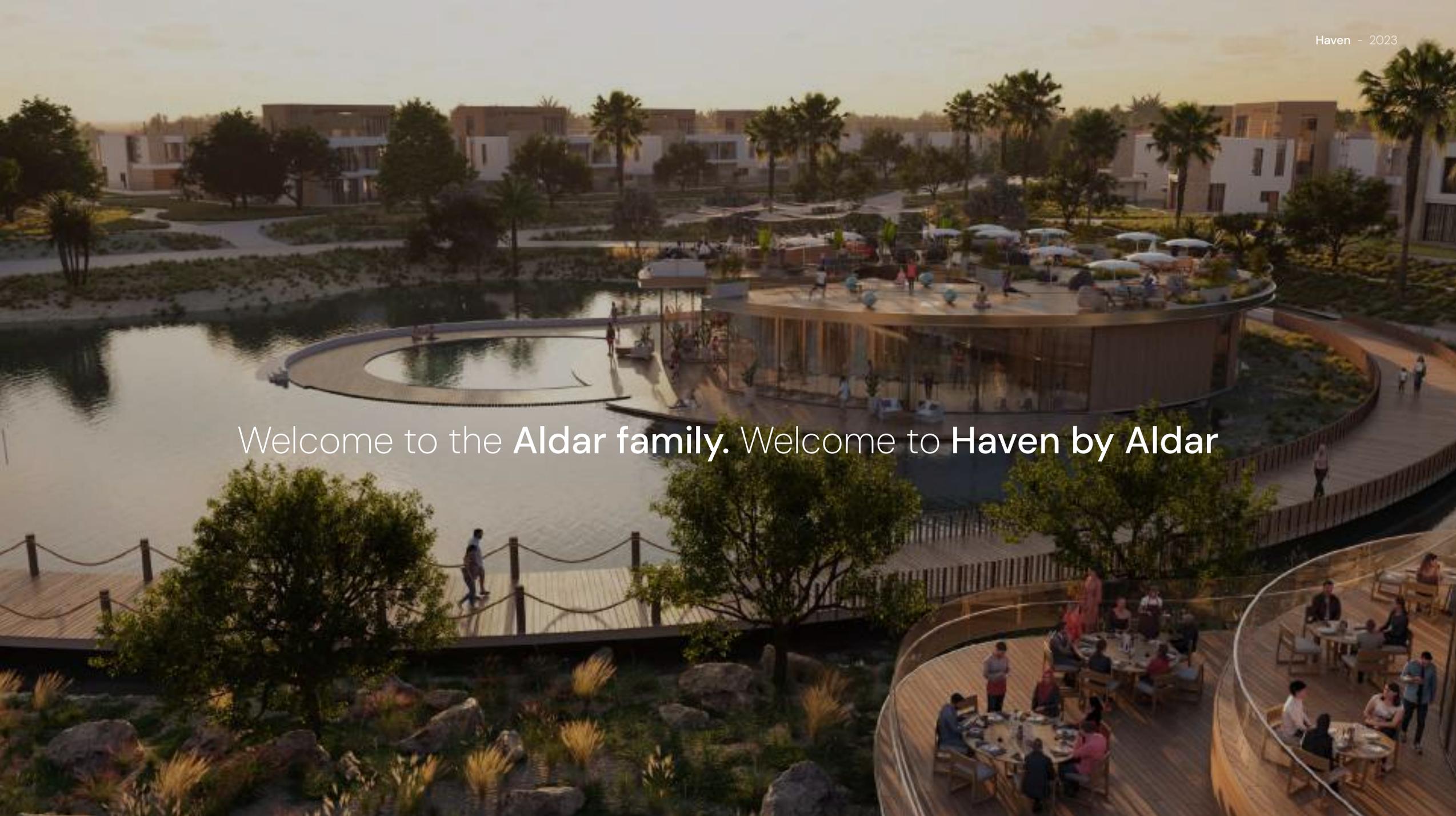
Digital Amenities Booking

Community Access Control

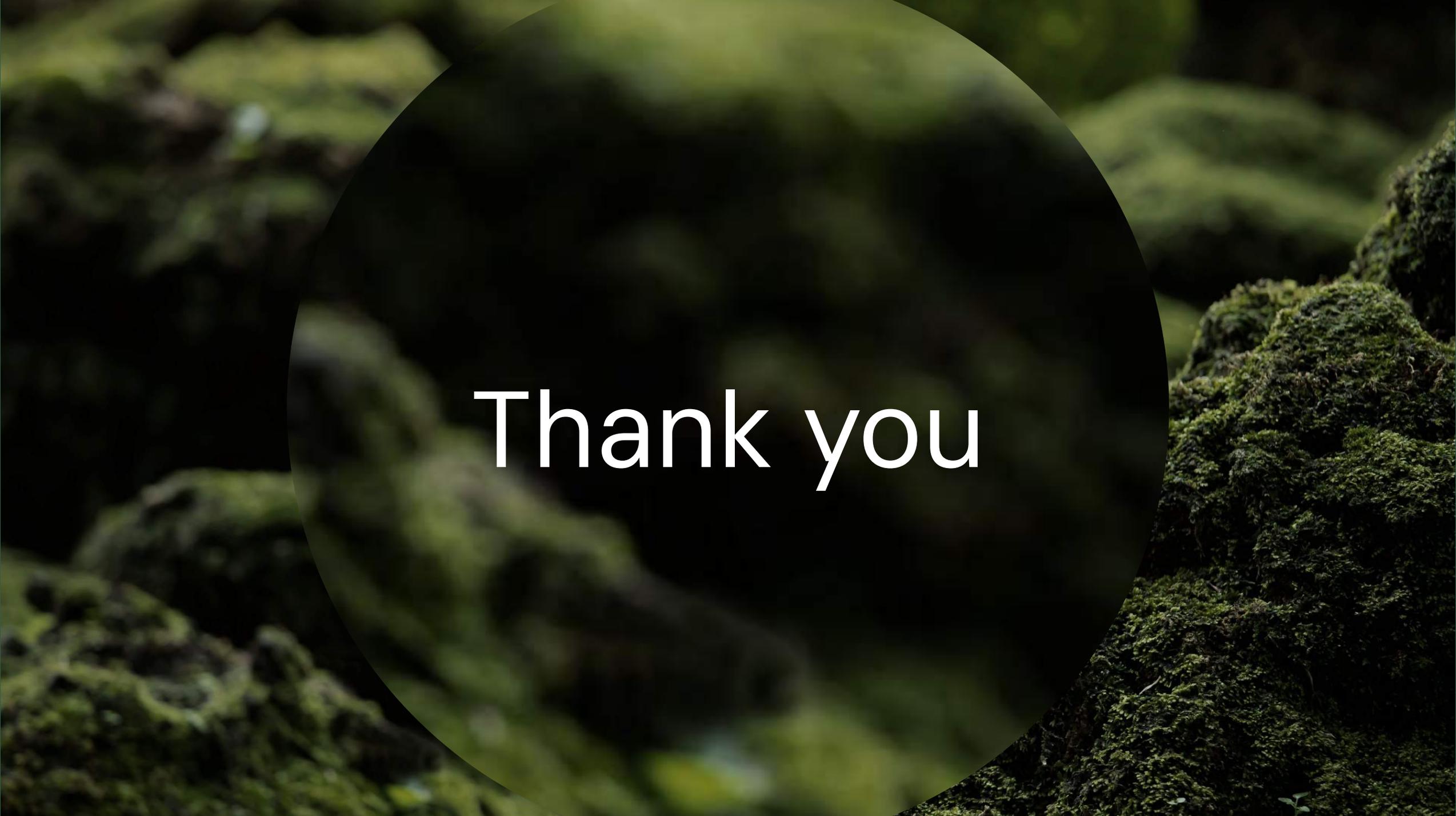
Integrated Safety and Security Management

# A smart community

Advanced technology and systems,  
prioritising your wellness.



Welcome to the **Aldar family**. Welcome to **Haven by Aldar**



Thank you